

## MAXIMUM HOUSE SIZES ALLOWED WITH DIFFERENT REGULATIONS

Tools to Limit FAR and Second Story Size		Lot Sizes					
		5000	6000	7000	8000	9000	10000
MOST RESTRICTIVE ... LEAST RESTRICTIVE	Allowing 60% second floor ratio to first floor	3,200	3,840	4,480	5,120	5,760	6,400
	Allowing 50% second floor ratio to first floor	3,000	3,600	4,200	4,800	5,400	6,000
	FAR of 60%	3,000	3,600	4,200	4,800	5,400	6,000
	Allowing 40% second floor ratio to first floor	2,800	3,360	3,920	4,480	5,040	5,600
	FAR of 50%	2,500	3,000	3,500	4,000	4,500	5,000
	FAR of 45%	2,250	2,700	3,150	3,600	4,050	4,500
	Sliding Scale Down (45% - 1% for each additional 1000 sq. ft. above 7000)	2,250	2,700	3,150	3,520	3,870	4,200
	Sliding Scale Up (45% + 30% for additional sq. ft. above 7000)	2,250	2,700	3,150	3,450	3,750	4,050
	FAR of 40%	2,000	2,400	2,800	3,200	3,600	4,000
	Typical Average House Sizes in Existing Neighborhoods	1500	2000	2100	2100	2500	2500

*All tools assume a maximum 40% lot coverage. House sizes include the garage.*